



# **Removing Barriers to Affordable Housing**

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March 25, 2020

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## Background of Removing Barriers to Affordable Housing

### Overview of Mayor's Housing Policy Task Force Report from Jim Bailey

In 2014, Julian Castro created the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. This group developed a set of recommendations that included, among other things, the creation of a Housing Commission, displacement mitigation measures, a comprehensive review of city policies, and a housing bond.

In 2015, the Housing Commission to Preserve and Prevent Displacement was formed and for three years worked to carry out the somewhat limited Task Force recommendations. The most notable achievements of this commission were the successful creation of the 20 million dollar Neighborhood Improvements Bond and, in my opinion, serving as a platform to keep issues around affordable housing and displacement in the public eye.

When Mayor Ron Nirenberg took office in 2017, he realized that while these efforts were a good first step, a more energetic and holistic response was required. Shortly after taking office, he formed the Mayor's Housing Policy Task Force. This five-member group was charged with a sweeping, whole-system review of San Antonio's housing ecosystem and, over 12 months, led as hundreds of citizens participated by sharing stories and concerns, and serving on technical working groups. The task force worked with four different consultant groups as well as City staff to research data and facilitate the process.

This process revealed the following:

- Housing costs are outpacing incomes in San Antonio and there is a wide and rapidly growing affordability gap. In 2000, you could find a starter home for a new \$110k. Today the floor is about \$170k. Incomes have remained relatively flat over that period.
- 50% of renters in San Antonio are spending more than 30% of their income on housing or 45% on housing plus transportation.
- Housing supply is not keeping pace with growth: most new construction is outside San Antonio city limits.
- Neighborhood instability and displacement are real and happening here.

Under the leadership of Lourdes Castro Ramirez, the five members of the Housing Policy Task Force, from different backgrounds and points of view, boiled the oceans of information down into [San Antonio's Housing Policy Framework](#).

The bold and sweeping actions included in the Housing Policy Framework are:

1. Development of a Coordinated Housing System
2. Increased City Investment in Housing with a 10-year Funding Plan
3. Increase Affordable Housing Production, Rehabilitation, and Preservation
4. Protect and promote Neighborhoods
5. Ensure Accountability to the Public

## Charge for Removing Barriers to Affordable Housing

The Charge for the Removing Barriers to Affordable Housing working group is found on page 12 of the Housing Policy Framework and provides an initial timeline for implementation. Many, but not all of these initial tasks are underway, including:

- Council adoption of Housing Policy Framework (August 2018)
- Increased funding to implement framework recommendations (October 2018)
- Reconstitution of the Housing Commission (February 2019)
  - The Housing Commission is tasked with ensuring the Housing Policy Framework will be implemented over the next decade and is currently chaired by Jessica O. Guerrero. It is to that body the commission reports our findings. Jessica O. Guerrero is also our Housing Commission representative.
- Preliminary steps on addressing and mitigating displacement (April 2019)
- Review of the San Antonio Housing Trust's processes and functionality (July 2019)
- Establishment of a Technical Working Group on removing barriers to the production and preservation of affordable housing as feasible within the Unified Development Code (UDC)
  - Strategy 1: Undertake an inclusive public process to determine standards and criteria to allow by-right zoning for housing developments in which at least 50% of the units are affordable. *(The implementation plan calls for a separate working group to do so.)*
  - Strategy 2: Exempt affordable housing units from SAWS impact fees. *(Additional research on at SAWS and CPS related issues may be warranted)*
  - Strategy 3: Revise the UDC to remove regulatory barriers to affordable housing. *(This will be the primary goal for our group and details are on page 40 of the Housing Policy Framework)*

## Work of Previous Housing Commission

The previous Housing Commission noted several ways to improve Sections 35-360 (Bonus Density) and 35-372 (Affordable Dwelling Units) in the Unified Development Code. The concern was that these parts of the code were not highly utilized as the bonuses were not substantial. Listed below is an overview of the general ideas of changes put forth by Housing Commission.

Current Policy	
Issue	Proposed Changed
Applicability	Current policy only applies to multi-unit projects subject to application for rezoning, Master Development Plan, or planning. Policy should include single-unit projects and should allow for uses not permitted in a zoning district. (e.g. duplex in R-4)
Affordability	Currently, the policy defines low income as not exceeding 80% AMI and very low income as not exceeding 50% AMI. Policy should have more comprehensive range of AMI categories especially for homeowners.
Density Bonus and Set-Aside	Currently, developers can increase permitted units by 20% if 10% of the units are low income housing and by 10% increase if 5% of the units are very low income housing. Policy should have a minimum of 5% restricted income units and an increasing bonus density for every 1% increase of restricted units.
Affordability Period	The current policy states units must be affordable for 50 years. Policy should reduce the length of affordability to 20 years for a homebuyer and 30 years for rental units.
Additional Development Specifications (Proposed to be applicable for projects with 75% or more affordable units)	
Issue	Proposed Changed
Minimum Lot Size	Allow minimum lot size to be reduced to 1,250 square feet.
Building Setbacks	Should not require front or side setbacks and reduce rear setback to 5 feet.
Street Construction Standards	Projects that reuse existing buildings or development an infill parcel of 5 acres or less should not be required to upgrade or improve existing streets or sidewalks.
Utilities	Projects that reuse existing buildings or development an infill parcel of 5 acres or less should not be required to improve deficiencies in existing utility infrastructure.
Storm water Management	Projects that reuse existing buildings or development an infill parcel of 5 acres or less should not be required to improve deficiencies in existing off-site storm water. There should be increased options for off-site drainage alternatives in lieu of on-site retention/detention pond.
Parks & Open Space	Parks and open space dedication and fee in lieu of land dedication standards shall not apply.
Tree Preservation	Projects that reuse existing buildings or development an infill parcel of 5 acres or less should not be required to mitigate the removal of trees located in development areas.

## Overview of Removing Barriers to Affordable Housing

The Mayor's Office brought together 20 people from across San Antonio to address the development issues facing affordable housing in San Antonio. Over three meetings, this group determined the priorities and formed subcommittees around these priorities including:

- **Regulatory Cost Burden:** this subcommittee provided recommendations for ways to redirect the cost of affordable housing development away from developers
- **Accessory Dwelling Units:** this subcommittee worked to find ways to update the Unified Development Code to help ADUs meet the current needs of San Antonio residents while respecting the culture and design of neighborhoods
- **Public Outreach & Engagement:** this subcommittee focused on how to engage neighborhoods and share knowledge so residents are an integral part of this process

## Technical Working Group Members

Committee Member Information		Meeting Dates & Attendance				
Name	Affiliation	June 21st	July 15th	Aug. 12th	Feb. 28th	Mar. 11th
Jim Bailey	Alamo Architects	x	x	x	x	x
Cynthia Spielman	Beacon Hill NA	x	x	x	x	x
Steve Poppoon	Homespring Realty Partners		x		x	
Martha Banda	Equitable Development Specialist	x	x	x		
Jeff Buell	Sitterle Homes/Greater San Antonio Builders Assc.	x	x			
Rebecca Flores	Neighborhood Leader	x	x	x	x	x
Peter French	Rising Barn					
Dahlia Garcia	Crockett National Bank	x	x	x		
David Garza	LDZG, Inc.					
Jordan Ghawi	Neighborhood Leader	x	x	x	x	
Jose Gonzalez, II	Financial Consultant	x	x	x	x	x
Summer Greathouse	Bracewell, LLP	x	x	x	x	x
Jessica Guerrero	San Antonio Housing Commission			x		x
Suren Kamath	Briggs Medical	x	x			
Alan Neff	Equitable Development Specialist					
Frank Pakuszewski	SOJO Urban Development	x				
Amanda Saldivar	Big Red Dog, Civil Engineer		x			
Anisa Schell	Tier One Neighborhood Coalition Member	x	x		x	x
Sandra Tamez	Fair Housing Council	x		x		
Colleen Waguespack	Northside Neighborhood for Organized Development	x	x	x	x	

## Regulatory Cost Burden (RCB)

### RCB: Background

The Regulatory Cost Burden subcommittee was formed after the Removing Barriers committee discussed the redirection of the cost of affordable housing development away from developers. This committee engaged experts from many departments to learn about current standards and then worked to provide solutions. To date, there have been six meetings as well as an engineer round table discussion meeting which took place in early January. All notes and presentations, to date, can be found [here](#). The following Removing Barriers committee members volunteered to serve on this subcommittee.

Committee Member		Meeting Dates & Attendance					
First Name	Last name	Sept. 4th	Sept. 25th	Oct. 16th	Nov. 6th	Nov. 26th	Jan. 22nd
Jim	Bailey	x	x	x	x	x	x
Cynthia	Spielman		x	x	x	x	x
Steve	Poppoon	x	x				
Jeff	Buell		x				
Rebecca	Flores		x		x		x
Dahlia	Garcia	x			x		
David	Garza	x		x	x		
Jordan	Ghawi						
Jose	Gonzalez, II						
Summer	Greathouse	x				x	
Jessica	Guerrero	x	x				
Suren	Kamath	x		x	x		
Frank	Pakuszewski	x	x				
Amanda	Saldivar	x					

## RCB: Proposed Amendments & Policy Issues

After six subcommittee meetings, it was determined that most of the standards in place are necessary for the health and safety of the residents. However, there were several ideas on how to shift the cost burden away from developers in order to incentivize more affordable housing development:

	Proposed Amendments & Policy Issues	Impact Area
<b>Tree Preservation &amp; Open Space</b>		
	1. A funding source should be established so affordable housing development is exempt from Tree Mitigation fees.	Fiscal
<b>Parking</b>		
	1. Modifications to parking regulations should be focused on the idea that there are not 'one-size-fits-all' solutions. Areas served by frequent transit may not need as much parking, but other areas, further from transit and amenities, may benefit from more than the minimum requirement.	Policy
	2. NHSD staff is working with the Planning Department to address ways to include parking ideas/updates with the Regional Center Plans.	Policy
	3. NHSD staff is working with VIA on proposed amendments around transit station areas.	UDC (indirectly)
<b>Storm Water</b>		
Regional Storm Water	1. A 'Fee In-Lieu-of development' policy should be created for affordable housing	Fiscal & Policy
	2. A funding source should be established to eliminate the cost of mandatory onsite detention for affordable housing	Fiscal
Immediate Neighbors	1. By code, developments are not permitted to negatively impact (e.g. increase water run-off) to neighboring properties. However, this has been a consistent concern voiced to this committee during this process.	Policy
	2. The City should establish citywide regulations to address run off onto neighboring properties with the backing of <a href="#">Texas Water Code 11.086</a> . ( <a href="#">Full Texas Water Code</a> )	Policy
<b>Street Construction Standards</b>		
	1. A funding source should be created to exempt affordable housing from impact fees	Fiscal
	2. SAWS and CPS Capital Improvements Plans should be aligned with future bond projects as well as the VIA 2040 Long Range Plan and SA Tomorrow	Policy



## Accessory Dwelling Units (ADU)

### ADU: Background

The Accessory Dwelling Unit subcommittee was formed after the Removing Barriers Committee had several conversations around the important role Accessory Dwelling Units (ADUs) play in increasing affordable housing. ADUs are generally smaller and usually result in more naturally occurring affordable housing as well as options for aging in place and creating additional rental income. This subcommittee worked to find ways to update the Unified Development Code in a way that will allow ADUs meet the needs of San Antonio residents while respecting the culture and design of neighborhoods. The following committee members volunteered to serve on this subcommittee. Nine meetings were held to craft the proposed recommendations. All notes and presentations, to date, can be found [here](#).

Committee Members		Meeting Dates & Attendance								
First Name	Last name	Aug. 30th	Sept. 20th	Oct. 11th	Nov. 1st	Nov. 22nd	Dec. 13th	Jan. 17th	Feb. 7th	Feb. 12th
Jim	Bailey	x	x	x	x	x	x		x	x
Cynthia	Spielman	x	x	x	x	x	x	x	x	x
Martha	Banda	x								
Peter	French		x				x			
Jose	Gonzalez, II	x	x	x	x	x	x	x		x
Summer	Greathouse		x	x	x			x		x
Alan	Neff			x	x	x				
Anisa	Schell		x	x		x	x		x	x
Sandra	Tamez									
Colleen	Waguespack	x	x	x		x	x	x	x	x
Jordan	Ghawi							x		

## ADU: Proposed Amendments & Policy Issues

Proposed Language	Impact Area
Remove language for minimum sq. ft. requirement	UDC
Updated language for maximum size: <ul style="list-style-type: none"> <li>The accessory dwelling shall not exceed eight hundred (800) square feet or 50% of the gross floor area of the primary structure, whichever is larger, of leasable space in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district</li> <li>This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling</li> </ul>	UDC
Remove the language limiting the number of bedrooms allowed in an ADU	UDC
Remove language requiring the ADU utilities to be connected to primary residence	UDC
Impervious cover should be discussed at the larger level of city-wide storm water regulations and requirements	Policy
Remove language with occupancy limitations	UDC
Updated language for parking: <ul style="list-style-type: none"> <li>Remove requirement for parking to be located behind main structure</li> <li>For an ADU 800 or fewer sq. ft., no parking requirements</li> <li>For an ADU more than 800 sq. ft., one on-site parking space should be included</li> </ul>	UDC
Update language for setbacks to: <ul style="list-style-type: none"> <li>Allow 3 ft. setback with no overhang</li> </ul>	UDC
Update language for height limit to: <ul style="list-style-type: none"> <li>Maximum height of 25 ft., two stories, no half story</li> </ul>	UDC
Discuss scale requirements in Phase II: design guidelines and pattern book	Policy
Square feet of an ADU shall include all leasable space when calculating maximum size, as included in maximum size updates	UDC
Detached Accessory Dwelling Units must be constructed in the rear yard	UDC
Update language so that attached ADUs shall: <ul style="list-style-type: none"> <li>Not exceed eight hundred (800) square feet or 50% of the gross floor area of the primary structure, whichever is larger</li> <li>If located in the rear yard, be no taller than 25ft or the height of the primary structure given the primary structure meets height requirements of the base zoning district, whichever is higher</li> <li>If located in the side yard, be no taller than the primary structure given the primary structure meets height requirements of the base zoning district</li> <li>Be in compliance with the required setbacks of the primary structure required by the underlying zoning district</li> </ul>	UDC
Update language for owner occupied to: <ul style="list-style-type: none"> <li>Create a provision to allow homeowners, not residing on a property, to apply for a special provision that would allow the construction of an ADU on a rental property currently zoned for single family</li> <li>On a single family property with an accessory dwelling unit, no short term rentals shall be permitted in either the ADU or the primary structure unless the property owner also uses such single family property</li> </ul>	UDC

Proposed Language	Impact Area
Update language for design to:	
<ul style="list-style-type: none"> <li>Remove design requirements</li> </ul>	UDC
<ul style="list-style-type: none"> <li>Create design guidelines and a pattern book</li> </ul>	Policy
<ul style="list-style-type: none"> <li>Identify a funding source to provide waivers for those who adhere to the design guidelines and/or pattern book</li> </ul>	Fiscal
Communicate the benefits of ADUs for all residents in San Antonio	Policy
Develop a financing mechanism with lenders so residents could more easily get a loan to build an ADU	Policy

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## ADU: Details for Proposed Changes

Topic	Current Language	Proposed Language	Explanation
<b>Minimum Size</b>	Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.	Remove language for minimum sq. ft. requirement.	The residential building code requirements provide a minimum size for each room depending on the room type (kitchen, bedroom, bathroom, etc.) so establishing an additional minimum standard for sq. ft. was believed to be redundant so it was removed.
<b>Maximum Size</b>	<p>The accessory dwelling shall not exceed eight hundred (800) square feet of gross floor area in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district. This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.</p> <p>The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.</p> <p>Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.</p>	The accessory dwelling shall not exceed eight hundred (800) square feet or 50% of the gross floor area of the primary structure, whichever is larger, of leasable space in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district. This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.	<p>The subcommittee wanted to allow smaller homes to have the ability to build a larger ADU without being limited by the total square footage of the primary residence.</p> <p>In addition, the subcommittee spoke to the importance of being able to have an ADU larger than 800 sq. ft. if a resident had a larger home.</p> <p>"FR" (Farm &amp; Ranch District)/ "RE" (Residential Estate) have other regulations for ADDUs including allowing them to be up to 1200 sq. ft.</p>
<b># of Bedrooms</b>	An ADU shall not contain more than one (1) bedroom.	Remove the language limiting the number of bedrooms allowed in an ADU.	As the subcommittee increased the allowable sq. ft. it made sense to remove this restriction.

Topic	Current Language	Proposed Language	Explanation
<b>Utilities</b>	The accessory dwelling shall be connected to the central electrical, water and sewer system of the principal structure. This provision does not apply to the electrical service if the distance between the primary structure and the accessory dwelling is greater than one hundred (100) lineal feet.	Remove language requiring the ADU utilities to be connected to primary residence.	The subcommittee believed this requirement was not needed as SAWS and CPS have their own requirements and regulations to ensure the health and safety of residents so this language was removed.
<b>Impervious Cover</b>	<p>Impervious cover is addressed within the <a href="#">accessory structure</a> section of the UDC:</p> <p>The maximum lot coverage of all accessory structures shall not exceed fifty (50) percent of the total area of the side and rear yards, provided that in residential districts the total floor area does not exceed a maximum of two thousand five hundred (2,500) square feet.</p>	The committee believes this should be discussed at the higher level of city-wide storm water regulations and requirements in order to truly address concerns.	This discussion originated from the concern of increased water runoff that might result from additional construction on a residential site. After much discussion, it was determined this is part of a larger, city-wide conversation about how storm water runoff is addressed after construction is complete.
<b>Occupancy</b>	The total number of occupants in the accessory dwelling unit combined shall not exceed three (3) persons.	Remove language with occupancy limitations.	<p>With the increased allowable square footage the subcommittee reasoned that a family could easily live in an ADU and did not want to limit housing options due to an occupant restriction so the language was removed.</p> <p>Citywide, residential occupancy regulations and limitations can be found in Section 404 of the <a href="#">San Antonio Property Maintenance Code</a>.</p>

Topic	Current Language	Proposed Language	Explanation
<b>Setbacks</b>	Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet.	Allow 3 ft. setback with no overhang.	Since most other accessory structures are permitted to be built 3 ft. from the property line without an overhang the subcommittee felt this provision was appropriate for ADUs as well.
<b>Parking</b>	Parking areas shall be located behind the front yard.	<p>Remove requirement for parking to be located behind main structure.</p> <p>For an ADU 800 or fewer sq. ft. no parking requirements.</p> <p>For an ADU more than 800 sq. ft. one on-site parking space should be included.</p>	<p>The subcommittee could not determine a reason to require the location of parking to remain behind the main structure so this provision was removed.</p> <p>Building a parking spot is only required for ADUs more than 800 sq. ft. While there were many other options and exceptions discussed, including elimination of parking requirements if resident is near a transit stop, or has a street wide enough to accommodate on-street parking. However, primary residential homes are currently only required to build one parking spot, but usually have at 2-4. Knowing this, it was determined that most homes would not have to build any additional parking.</p> <p>A parking requirement was included for ADUs over 800 sq. ft. as ADUs that large would more likely have multiple people driving cars.</p>

Topic	Current Language	Proposed Language	Explanation
<b>Height Limits</b>	ADUs currently fall within <a href="#">height limits for the zone in which they are located</a> . Most residential zones are limited to 35 ft. and 2.5 stories.	Maximum height of 25 ft., two stories, no half story.	The subcommittee wanted to ensure there was a respect for the neighborhood as well as the primary residential structure on the lot so they choose to reduce the maximum height in an effort to better conform to design and nature of San Antonio neighborhoods.
<b>Scale</b>	There are currently no regulations around scale.	Discuss scale requirements in Phase II: design guidelines and pattern book.	The subcommittee believes that, at the present moment, regulations around height will address the immediate concerns.  The design guidelines and pattern book will allow for more details, as needed.
<b>Define Included Sq. Ft.</b>	The accessory dwelling shall not exceed eight hundred (800) square feet of gross floor area in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district. <b>This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.</b>	Sq. ft. of an ADU shall include all leasable space when calculating maximum size, as included in maximum size updates.	The subcommittee discussion around how square footage is calculated stemmed from a concern about the size and scale of an ADU if it was constructed on top of an existing garage.  However, after more discussion, it was revealed that in order to build on top of a garage you would likely have to tear down the garage and rebuild unless it was constructed to accommodate an ADU on top.  In addition, the ADU would still have to meet the proposed max height requirement of 25 ft.
<b>ADU locations</b>	Currently, not stated explicitly.	Detached Accessory Dwelling Units must be constructed in the rear yard.	The subcommittee wanted to ensure that detached ADUs were constructed in the rear yard.

Topic	Current Language	Proposed Language	Explanation
<b>Attached ADUs</b>	<p>The gross floor area of the accessory apartment shall not exceed thirty-five (35) percent of the total living area of the principal dwelling unit.</p> <p>Occupancy of the accessory apartment shall not exceed one (1) person per two hundred (200) square feet of gross floor area.</p> <p>Attached accessory dwelling units shall be in compliance with the required setbacks of the primary structure required by the underlying zoning district.</p>	<p>Attached ADUs shall not exceed eight hundred (800) sq. ft. or 50% of the gross floor area of the primary structure, whichever is larger;</p> <p>If located in the rear yard, be no taller than 25ft or the height of the primary structure given the primary structure meets height requirements of the base zoning district, whichever is higher.</p> <p>If located in the side yard, be no taller than the primary structure given the primary structure meets height requirements of the base zoning district.</p> <p>Be in compliance with the required setbacks for underlying zoning district of the primary structure.</p>	<p>The subcommittee aligned the requirements for attached ADUs with those of the regulations for detached ADUs except where the regulations pertain to setbacks.</p> <p>The subcommittee believes that additions to the primary structure should respect the setback of the underlying zoning district.</p>
<b>Owner Occupied</b>	<p>Currently the owner of the ADU must live on the property. If the homeowner wants to take advantage of a homestead exemption they must live in the primary residence/main house.</p>	<p>Create a provision to allow homeowners, not residing on a property, to apply for a special provision that would allow the construction of an ADU on a rental property currently zoned for single family.</p> <p>On a single family property with an accessory dwelling unit, no short term rentals shall be permitted in either the ADU or the primary structure unless the property owner also uses such single family property.</p>	<p>Please see page 18 for extended details on subcommittee discussion around this topic.</p>



Topic	Current Language	Proposed Language	Explanation
<b>Design Requirements</b>	In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the ADDU shall have a roof pitch, siding and window proportions identical to that of the principal residence.	<p>Remove design requirements.</p> <p>Create design guidelines and a pattern book.</p> <p>Identify a funding source to provide waivers for those who adhere to the design guidelines and/or pattern book.</p>	<p>The subcommittee would like to produce design guidelines and a pattern book to help guide the development of ADUs in the City.</p> <p>In addition, the committee would like to find a way to reward those who use these approved plans by providing waivers for development fees.</p>

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## ADU: Owner Occupied Details

Options Discussed	Pros	Cons
Owner <b><i>must live</i></b> in the home to build an ADU	<ul style="list-style-type: none"> <li>• Allows homeowners the opportunity to provide housing for relatives or the community</li> <li>• Provides opportunities for homeowners to earn additional income which may allow them to stay in their home in neighborhoods that are rapidly changing</li> <li>• Limits market rate investment in neighborhoods which are rapidly changing</li> </ul>	<ul style="list-style-type: none"> <li>• Would not be able to use as a large scale affordable housing investment strategy</li> </ul>
Owner <b><i>does not have to live in</i></b> the home to build an ADU (No STR permitted)	<ul style="list-style-type: none"> <li>• No Short Term Rental permitted so would increase in long-term leases and renters</li> <li>• Allows investors to building affordable housing options</li> <li>• Will likely increase the number of affordable units</li> </ul>	<ul style="list-style-type: none"> <li>• ADUs could become an investment property and could begin to cause more neighborhood change in un-stabilized neighborhoods</li> <li>• May limit the number of homes available owner occupancy</li> <li>• It is still more lucrative for property owners to flip and sell a home</li> </ul>
<b><i>Create a provision</i></b> to allow homeowners, not residing on a property, to apply <b><i>for a special exception</i></b> that would allow the construction of an ADU on a rental property currently zoned for single family (No STR permitted)	<ul style="list-style-type: none"> <li>• Provides a pathway to allow ADUs on non-owner occupied property</li> <li>• No short term rental permitted so an increase in long-term leases/renters</li> <li>• Is not granted by- right and would be evaluated on a case-by-case basis</li> </ul>	<ul style="list-style-type: none"> <li>• Is not granted by-right and would be evaluated on a case-by-case basis</li> <li>• Additional development expenses</li> <li>• Additional length added to the process</li> </ul>

## Public Engagement & Outreach (PEO)

### PEO: Background

The Public Engagement & Outreach subcommittee was formed as a result of conversations that took place during the first few meetings of the Removing Barriers Committee. The committee placed a high priority on public engagement and wanted to create a subcommittee to focus on this topic so neighborhood engagement and knowledge sharing would be an integral part of this process. The following subcommittee members volunteered to serve on the subcommittee. There have been seven meetings. All meeting notes, presentations, and documents presented during meetings can also be found on the [here](#).

Committee Members		Meeting Dates & Attendance						
First Name	Last name	Aug. 28th	Sept. 18th	Oct. 9th	Oct. 20th	Nov. 20th	Dec. 11th	Jan. 15th
Cynthia	Spielman	x	x	x	x	x	x	x
Steve	Poppoon	x	x			x		x
Martha	Banda	x	x					
Dahlia	Garcia	x	x					
Jessica	Guerrero	x		x	x			
Alan	Neff			x	x		x	x
Sandra	Tamez	x	x					x
Colleen	Waguespack	x		x				x
Jordan	Ghawi					x		x

### PEO: Implementation Plan

This subcommittee has taken the time to discuss the City of San Antonio's public participation principles, specifically what works well and what is missing. These conversations led to several big outcomes below:

1. The creation of a public outreach framework for Removing Barriers that created a structure for the public outreach and engagement subcommittee
2. Best practices for public meetings
3. The creation of a neighborhood focus group that will provide feedback about outreach and proposed UDC amendments

## 1. Public Engagement Framework



## 2. Public Meeting Best Practices

- Utilize current communication networks such as neighborhood associations, community organizations, schools, churches, and City Council offices
- Utilize meetings already happening
- Provide accommodations for those who wish to attend a meeting:
  - Physical access at meeting location
  - Literacy levels
  - Communication (language, on-line availability)
- Be intentional about guest lists:
  - Include neighborhood associations and other active or informed participants
  - Look for community leaders and engaged members of different communities
- Allow for flexibility for public comment during meetings
  - Create more than one time to feedback during a meeting
  - Allow for feedback other than standing to speak (e.g. written submissions)
- Take care not to over generalize (e.g. look for over points of view) Plan meetings at a variety of times and locations to better accommodate all residents

## 3. Neighborhood Focus Group

- After discussion on how best to reach everyone in San Antonio, this subcommittee envisioned a city-wide meeting of neighborhood coalitions and neighborhood interest groups who would come together and serve as the focus group to hear and provide feedback about proposed recommendations from the ADU and Regulatory Cost Burden subcommittees
- This group would consist of approximately 8-12 seats to be filled by neighborhood interest groups who would be encouraged to have interchangeable representatives depending on the topic/timing of meetings with the goal to always have a representative from each neighborhood interest group at each meeting
- Representatives would be required to disseminate information to their organization networks
- The subcommittee and staff have agreed to being this group with the understanding that adjustments and additions will be needed as the process continues throughout 2020

Draft Participation List	
<i>Northside</i>	<i>Southside</i>
1. Northside Neighborhood for Organized Development	6. Southside Neighborhood Association Coalition (Mission San Jose NA)
2. District 9 Alliance	<i>Citywide</i>
<i>Westside</i>	7. Tier One Neighborhood Coalition: D 1 - 7
3. Historic Westside Residents Association	8. Bowen Center for Neighborhood Advocacy
4. Westside Neighborhood Association Coalition	9. Renters (Texas Organizing Project)
<i>Eastside</i>	10. Disability: AACOG
5. Eastside #1- several reps needed	11. Retired Military